027.0	0004	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,400 / 899,400
					USE VALUE:	899,400 / 899,400
					ASSESSED:	899,400 / 899,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COUGHLIN JOHN P
Owner 2:	
Owner 3:	
Street 1:	65 WINTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,261 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11261.000	289,300	3,800	606,300	899,400
Total Card	0.259	289,300	3,800	606,300	899,400
Total Parcel	0.259	289,300	3,800	606,300	899,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.49 | /Parcel: 520.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,500	3800	11,261.	606,300	899,600	899,600	Year End Roll	12/18/2019
2019	101	FV	229,900	3800	11,261.	644,200	877,900	877,900	Year End Roll	1/3/2019
2018	101	FV	229,900	3800	11,261.	469,900	703,600	703,600	Year End Roll	12/20/2017
2017	101	FV	229,900	3800	11,261.	409,200	642,900	642,900	Year End Roll	1/3/2017
2016	101	FV	229,900	3800	11,261.	348,600	582,300	582,300	Year End	1/4/2016
2015	101	FV	217,200	3800	11,261.	341,000	562,000	562,000	Year End Roll	12/11/2014
2014	101	FV	217,200	3800	11,261.	280,400	501,400	501,400	Year End Roll	12/16/2013
2013	101	FV	217,200	3800	11,261.	266,800	487,800	487,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN PAULET	23923-96		11/19/1993		42,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2014	364	New Wind	9,750					
10/12/2012	1303	Manual	9,832	C				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11261		Sq. Ft.	Site		0	80.	0.67	1									606,265						606,300	

Total AC/HA: 0.25852 | Total SF/SM: 11261 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 606,265 | Spl Credit | Total: 606,300

PATRIOT PROPERTIES INC.

User Acct: 19027
GIS Ref:
GIS Ref:
Insp Date: 09/30/17
!2304!

PRINT

Date	Time
12/10/20	17:44:56

LAST REV

Date	Time
12/01/20	09:50:49

jorourke

PAT ACCT.: 2304

USER DEFINED

Prior Id # 1:	19027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
6/16/2014	External Ins	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/30/2009	Measured	163	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.98990101
Adj $ / SQ:	161.842
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419312
Depreciation:	129987
Depreciated Total:	289325

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

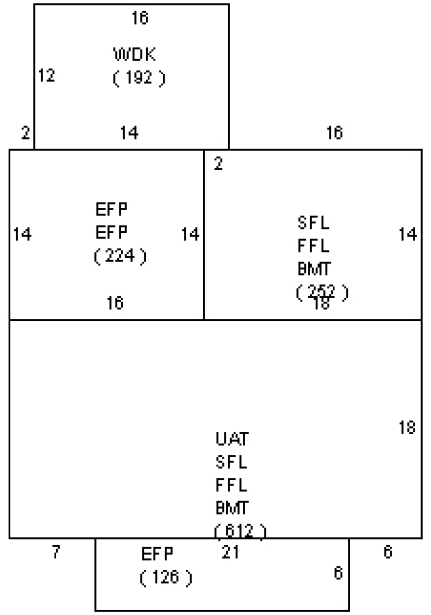
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.84
Special Features:	0	Val/Su Net:	82.40
Final Total:	289300	Val/Su SzAd	167.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	48.550	41,949
FFL	First Floor	864	161.840	139,831
SFL	Second Floor	864	161.840	139,831
EFP	Enclos Porch	574	31.650	18,164
WDK	Deck	192	11.100	2,130
UAT	Upper Attic	153	64.740	9,905

Net Sketched Area:	3,511			Total:	351,810
Size Ad	1728	Gross Are	3970	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	FR	1915	22.31	T	50	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800